



State of Arizona
BOARD OF TECHNICAL REGISTRATION

1110 W. Washington Street, Suite 240, Phoenix, Arizona 85007
(602) 364-4930 FAX: (602) 364-4931 <https://btr.az.gov/>

David Swartz, Chairperson/Home Inspector • Peter Leeds, Home Inspector • Paul Staron, Home Inspector
Aaron Green, Public Member • Michael Kolejka, Architect

**MINUTES FOR
HOME INSPECTOR RULES AND STANDARDS COMMITTEE SESSION MEETING**

Wednesday, January 12, 2022, beginning at 9:30 a.m.
1110 W. Washington, Conference Room #240
Phoenix, AZ 85007

1. **CALL TO ORDER** – 9:30am
2. **ROLL CALL**

COMMITTEE MEMBERS PRESENT

David Swartz - Chairperson/Home Inspector
Peter Leeds - Home Inspector
Paul Staron - Home Inspector
Aaron Green, Esq. - Public Member

COMMITTEE MEMBERS ABSENT

Michael Kolejka - Architect

BOARD STAFF PRESENT

Judith Stapley - Executive Director
Kurt Winter - Deputy Director
Julie Pham - Licensing Manager

ASSISTANT ATTORNEY GENERAL PRESENT

Deanie Reh, Esq.

3. **CALL TO THE PUBLIC**

Members of the public may address the Committee during this Call to the Public for no more than **3 minutes**. Pursuant to A.R.S. § 38-431.01(H), the Committee members are not allowed to discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. However, members may ask staff to review a matter or may ask that a matter be placed on a future agenda.

Keith Smith appeared before the Committee.

4. **ADOPTION OF MINUTES**

Review, Consideration and Possible Action on the following:

- A. Approve, modify and/or reject HIRSC Regular Session Minutes
 - a. November 18, 2021 minutes

Mr. Leeds moved and Mr. Staron seconded to accept the minutes as written; motion carried 4-0.

b. December 21, 2021 minutes

Mr. Staron moved and Mr. Green seconded to accept the minutes as written; motion carried 4-0.

5. REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING:

A. Home Inspector Standards of Professional Practice Revision (ongoing)

Mr. Staron presented notes of his discussion with ASHI certified home inspector Bruce Barker drafted while reviewing the Committee's current version of the Home Inspector Standards of Professional Practice revision. Arizona Chapter of ASHI president Roger Skaggs and certified home inspector Keith Smith were present to participate in the discussion.

The Committee discussed revisions/additions to the following Standards of Practice items: 2.1, 2.2, 3.2, 4.2, 5.1, 5.2, 5.3, 7.1, 7.2, 8.1, 8.2, 8.3, 9.1, 9.2, 9.3, 10.3, 11.1, 11.3, 12.1, 12.2 and the Glossary.

The Committee took a break at 11:48am and returned at 11:55am.

B. Possible Rules Clarification and/or Rules Revision to be incorporated into a Rules Package for recommendation to the Board

- a. Home Inspector Definitions A.A.C. R4-30-102
- b. Home Inspector Certification A.A.C. R4-30-247
- c. Home Inspector Rules of Professional Conduct A.A.C. R4-30-301.01

Nothing discussed.

6. COMMITTEE CHAIRMAN'S REPORT

Nothing to discuss


7. FUTURE AGENDA ITEMS

Nothing discussed.

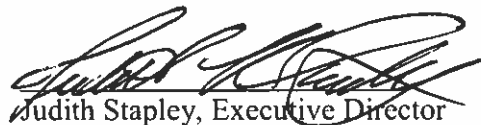
8. FUTURE MEETINGS

February 15, 2022

9. ADJOURNMENT – 2:11pm



Peter Leeds, Acting Chair



Judith Stapley, Executive Director